

A scenic view of a grassy shoreline with trees and a body of water under a blue sky. The foreground is a grassy bank sloping down towards the water. In the background, there are several bare trees and a small wooden pier or dock extending into the water. The sky is a clear, bright blue.

Western Village Growth and Sewer Policy Recommendation


**Joint Planning Commission/Public Works
Advisory Board Work Group**

December 4, 2013

Affected Villages

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- Bellevue
 - Bozman
 - Claiborne
 - Copperville
 - McDaniel
 - Neavitt
 - Newcomb
 - Royal Oak
 - Tunis Mills
 - Unionville
 - Wittman

Recommendations

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- **Village Zoning Density and minimum lot size—Density 2 acres/dwelling unit**
 - **Minimum lot size—1 acre**
 - **Density and Sewer Availability—not be affected by the availability of public sewerage.**
 - **Sanitary Sewer Service—extended to tier 3b properties and other properties that are public health emergencies and that have no alternative**
 - **Comprehensive Planning—the County comprehensive plan and the comprehensive water updates**

Recommendations (continued)

- **Village Re-Mapping**
 - ***Zoning boundaries*** will be adjusted to reduce the potential for large scale development that would threaten the existing villages and implement the policies of the comprehensive plan and current state law.
 - ***Sewer Service Areas and Sewer planning areas*** would be adjusted to reflect existing and proposed service areas to implement the Comprehensive Plan.
 - ***Critical Area Mapping*** provides technical adjustments to implement the more accurate current boundaries of the Chesapeake Bay Critical Area.
 - ***Draft Maps***—Draft maps have been prepared for review

Policy Guidance

- Comprehensive Plan 2005:
 - Unique “sense of place” noting existing architectural character, scale, mix of uses and density of development.
 - Master planning process for each of the Village Centers to establish a basis for guiding future infill and redevelopment.”
 - Infill and redevelopment should be compatible with existing character and density .

Policy Guidance

- **State Laws:**

- Smart and Sustainable Growth Act of 2009 (HB 297)—Any “action” must be consistent with the comprehensive plan.
- State Finance and Procurement Article 7B 1997—Growth in rural villages is to be limited
 - Village—Primarily residential/historic qualities, located in a rural/agricultural area .
 - New growth—If any, would derive primarily from in-fill or limited peripheral expansion.

Policy Guidance

- **State Laws:**
 - Limited peripheral development contiguous to a community
 - Under 10% of existing dwellings

Policy Guidance

- *Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236)*—
 - Established the tier system and the mapping criteria.
 - Limits subdivisions to max of 7 new lots in the resource conservation tier